



Report to the Plan Commission

October 3, 2011

Legistar I.D. #24014
610 North Street
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval of a conditional use to establish an outdoor eating area for a private club.

Applicable Regulations & Standards: Section 28.09(3)(d)32 of the Zoning Code lists outdoor eating and recreation areas accessory to another use as a conditional use in C2 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the conditional use request to establish an outdoor eating area for a private club at 610 North Street, subject to input at the public hearing and the recommended conditions from reviewing agencies.

Background Information

Applicant: Richard Jowett; Grieg Social Club, 610 North Street; Madison, WI 53704

Contact: James R. Miller; Grieg Social Club, 610 North Street; Madison, WI 53704

Owner: Grieg Social Club, 610 North Street; Madison, WI 53704

Proposal: The applicant proposes to establish a seasonal outdoor eating area for the Greig Social Club.

Parcel Location: The subject parcel is a 5,434 square foot parcel at the intersection of North Street and Mayer Avenue, just north of Commercial Avenue. The parcel is located in Aldermanic District 12 and within the limits of the Madison Metropolitan School District.

Existing Conditions: The triangular-shaped site includes a one-story building fronting onto North Avenue. A four-stall surface parking lot sits beside the building, fronting onto Mayer Avenue.

Surrounding Land Use and Zoning: The site is surrounded to the north by single and two-family residences, zoned R3 (Single and Two Family Dwelling District). A multi-unit apartment building, zoned PUD-SIP (Planned Unit Development – Specific Implementation Plan) sits across Mayer Avenue from this site. A tavern, zoned C2 (General Commercial District) sits immediately to the east, on the northeast corner of the Commercial and Mayer Avenues intersection.

Adopted Land Use Plan: The Comprehensive Plan recommends neighborhood mixed use development for this property.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The property is zoned C2 (General Commercial District)

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	5,434 sq. ft. existing
Lot width	50'	adequate
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	existing/adequate
Accessible stalls	1	1
Loading	N/A	N/A
Number bike parking stalls	2	2
Landscaping	No	No
Lighting	No	No
Other Critical Zoning Items:	Barrier free (ILHR 69)	

Table prepared by Pat Anderson, Assistant Zoning Administrator

Project Description

The applicant, the Grieg Social Club, requests conditional use approval to establish a seasonal outdoor eating/recreational area for their private club located at 610 North Street. The Zoning Ordinance lists “outdoor eating and recreation areas accessory to another use” as a conditional use in C2 (General Commercial District) zoning. This request is subject to the approval standards for conditional uses.

The site includes a one-story commercial building fronting onto North Street and a surface parking lot, located on the building’s west side. The proposed outdoor eating/recreation area measures 24 by 16 feet and is located in the parking lot, adjacent to the building. One of the parking lot’s four stalls would be seasonally removed when the outdoor area is set up. A three-foot tall wrought iron fence would be installed seasonally to demark the outdoor eating area. The outdoor area will include two picnic tables providing seating for up to 16 people.

The applicant has specified that the area would be used as a seasonal smoking area in which customers can bring alcoholic drinks with them. No drink or food service will be provided within in the outdoor area. There will be no outdoor amplified sound and the outdoor area would be closed by 9:00 pm, nightly. The area would be set up and utilized starting in early spring and taken down each fall.

Staff believe the conditional use standards are met and do not anticipate this proposal will negatively impact the surrounding properties. While there are some residences within close proximity to the site, the use is limited to a small area in which patrons can bring their drinks. The nearby single and two-family homes are on the opposite side of the building and the nearby apartment units are roughly 180 feet away. Staff also note that the applicant has received the necessary Common Council approvals regarding changes to their alcohol service license. At the time of report writing, staff was not aware of any concerns on this proposal.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division Recommendation (Contact Kevin Firchow, 267-1150)

The Planning Division recommends that the Plan Commission find that the conditional use standards are met and **approve** the conditional use request to establish an outdoor eating area for a private club at 610 North Street, subject to input at the public hearing and the recommended conditions from reviewing agencies.

City Engineering Division (Contact Janet Dailey, 261-9688)

This agency submitted a report with no recommended conditions of approval.

Traffic Engineering Division (Contact John Leach, 267-8755)

1. Applicant shall submit two different parking lot plans, one showing the layout of the parking with the smoking area during spring through fall, and one showing the layout of the parking without the smoking area during the winter months.
2. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. All driveway approaches shall meet MGO standards for a class III driveway approach including a maximum width of thirty feet (30').

Fire Department (Contact Bill Sullivan, 261-9658)

4. Per the IFC chapter 10 and MGO34:
 - a. Applicant shall submit approved capacity with the site plan and post the capacity of the outside dining area in accordance International Fire Code 2009 edition.
 - b. Provide and maintain exits from the deck, patio or fenced in area in accordance with the International Fire Code 2009 edition.

Zoning Administrator (Contact Pat Anderson, 266-5978)

5. NOTE – Contact the City Clerk regarding the “change of license premise” to allow outdoor service to a liquor license, if needed.

6. Meet applicable building/fire codes. If an outdoor eating area is requested, the outdoor capacity shall be established. Occupancy is established by the Building Inspection Unit. Contact Mike Van Erem at 266-4559 to help facilitate this process.

Water Utility (Contact Dennis Cawley, 261-9243)

7. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.

Parks (Contact Kay Rutledge, 266-4714)

This agency did not submit a response for this request.